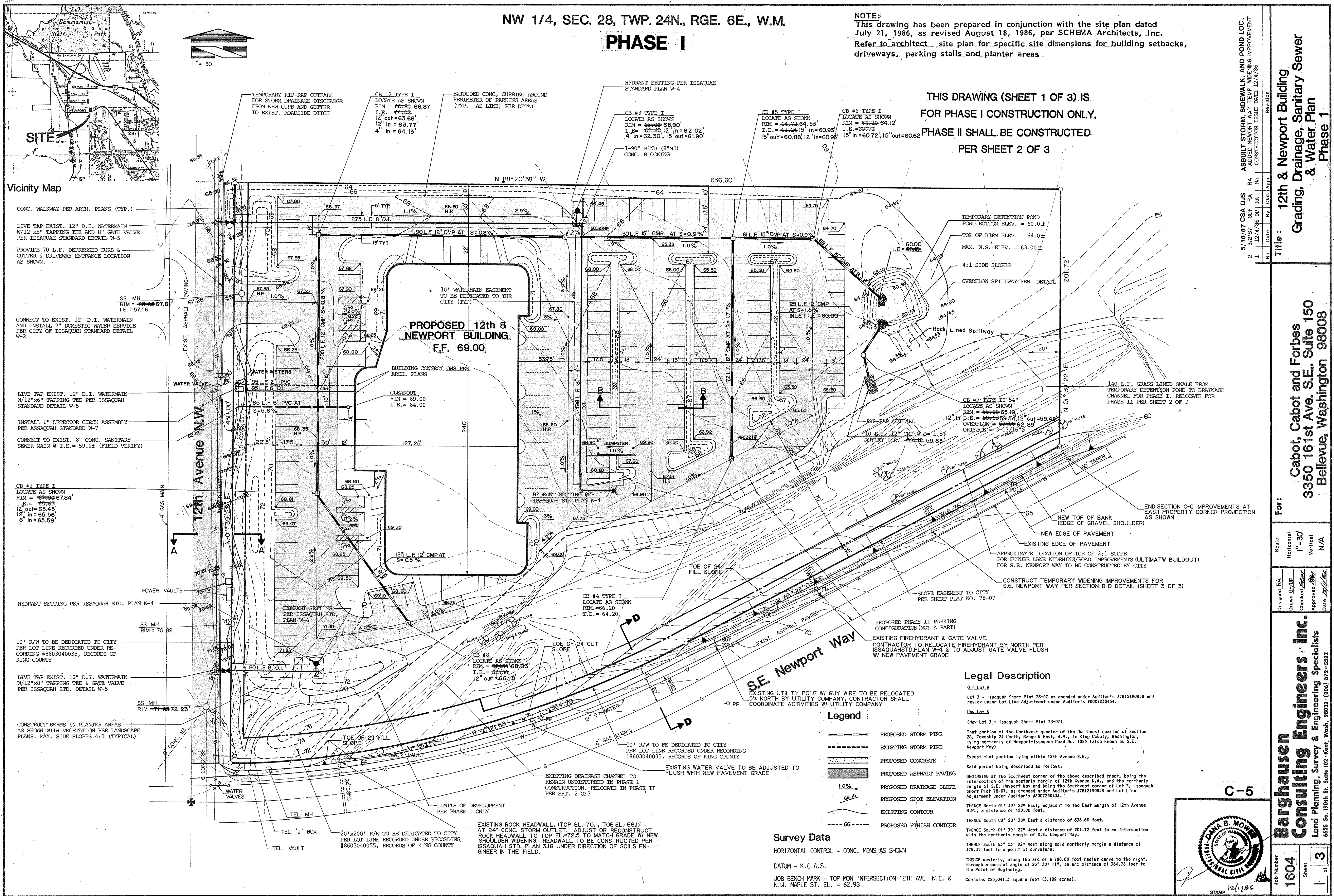


NW 1/4, SEC. 28, TWP. 24N., RGE. 6E., W.M.

PHASE I

NOTE:
This drawing has been prepared in conjunction with the site plan dated July 21, 1986, as revised August 18, 1986, per SCHEMA Architects, Inc. Refer to architect site plan for specific site dimensions for building setbacks, driveways, parking stalls and planter areas.

THIS DRAWING (SHEET 1 OF 3) IS
FOR PHASE I CONSTRUCTION ONLY.
PHASE II SHALL BE CONSTRUCTED
PER SHEET 2 OF 3



5/18/87 CSA D/S
2 3/2/87 GDF RA
1 12/4/86 DP RA
CONSTRUCTION ISSUE DATE 12/4/86

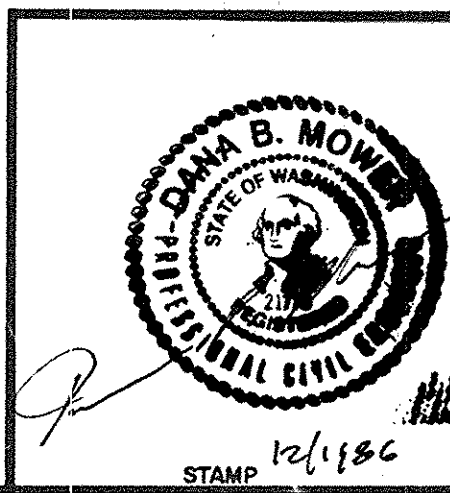
Revision
No. Date By Cld Appr
Title: 12th & Newport Building
Grading, Drainage, Sanitary Sewer
& Water Plan
Phase I

For: Cabot, Cabot and Forbes
3350 161st Ave. S.E. Suite 150
Bellevue, Washington 98008

Scale:
Horizontal 1" = 30'
Vertical N/A
Designed RA
Drawn SF/DP
Checked SF/DP
Approved SF/DP
Date 12/1/86

Barghausen
Consulting Engineers Inc.
Land Planning, Survey & Engineering Specialists
6625 So. 190th St. Suite 102, Kent, Wash. 98032, (206) 872-5522
ASBUILT 5-18-87

C-5



Legal Description

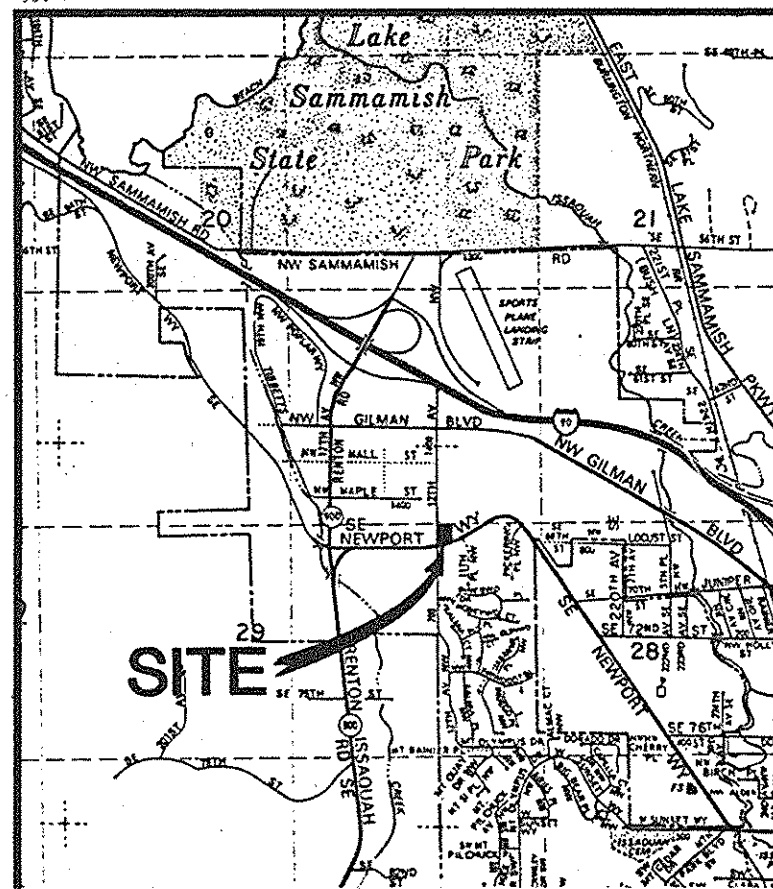
Old Lot A
Lot 3 - Issaquah Short Plat 78-07 as amended under Auditor's #7812190858 and
revised under Lot Line Adjustment under Auditor's #8007230434.
New Lot A
(Now Lot 3 - Issaquah Short Plat 78-07)
That portion of the Northwest quarter of the Northwest quarter of Section
28, Township 24 North, Range 6 East, W.M., in King County, Washington,
lying northerly of Newport-Issaquah Road No. 1025 (also known as S.E.
Newport Way).
Except that portion lying within 12th Avenue S.E.,
Said parcel being described as follows:
BEGINNING at the Southwest corner of the above described tract, being the
intersection of the easterly margin of 12th Avenue N.W., and the northerly
margin of S.E. Newport Way and being the Southwest corner of Lot 3, Issaquah
Short Plat 78-07, as amended under Auditor's #7812190858 and Lot Line
Adjustment under Auditor's #8007230434.
THENCE North 01° 39' 22" East, adjacent to the East margin of 12th Avenue
N.W., a distance of 450.00 feet.
THENCE South 88° 20' 39" East a distance of 636.60 feet.
THENCE South 01° 39' 22" West a distance of 201.72 feet to an intersection
with the northerly margin of S.E. Newport Way.
THENCE South 63° 23' 02" West along said northerly margin a distance of
326.35 feet to a point of curvature.
THENCE westerly, along the arc of a 788.60 foot radius curve to the right,
through a central angle of 26° 30' 11", an arc distance of 364.78 feet to
the Point of Beginning.
Contains 226,041.3 square feet (5.189 acres).

Legend

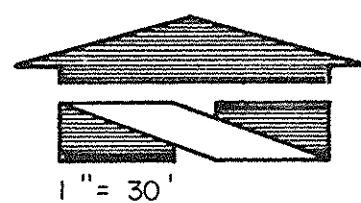
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVING
- PROPOSED DRAINAGE SLOPE
- PROPOSED SPOT ELEVATION
- EXISTING CONTOUR
- PROPOSED FINISH CONTOUR

Survey Data

HORIZONTAL CONTROL - CONC. MONS. AS SHOWN
DATUM - K.C.A.S.
JOB BENCH MARK - TOP MON INTERSECTION 12TH AVE. N.E. &
N.W. MAPLE ST. EL. = 62.98

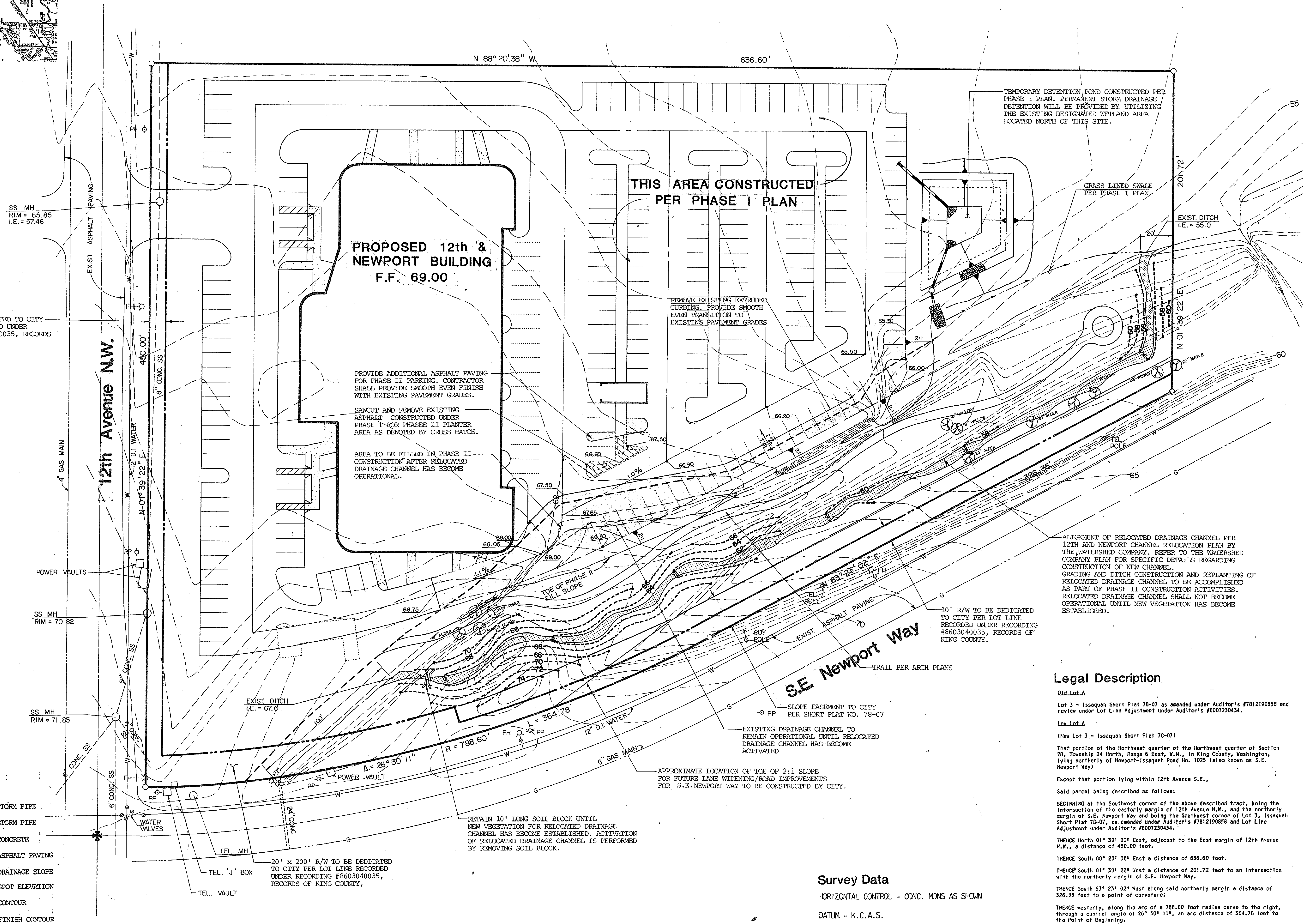


Vicinity Map



NW 1/4, SEC. 28, TWP. 24N., RGE. 6E., W.M.

PHASE II



Legend

- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVING
- PROPOSED DRAINAGE SLOPE
- PROPOSED SPOT ELEVATION
- EXISTING CONTOUR
- PROPOSED FINISH CONTOUR

Survey Data

HORIZONTAL CONTROL - CONC. MONS AS SHOWN

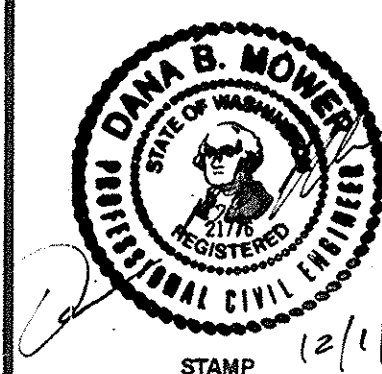
DATUM - K.C.A.S.

JOB BENCH MARK - TOP MON INTERSECTION 12TH AVE. N.E. & N.W. MAPLE ST. EL. = 62.98

Legal Description

Old Lot A
Lot 3 - Issaquah Short Plat 78-07 as amended under Auditor's #7812190858 and review under Lot Line Adjustment under Auditor's #8007230434.
New Lot A
(New Lot 3 - Issaquah Short Plat 78-07)
That portion of the Northwest quarter of the Northwest quarter of Section 28, Township 24 North, Range 6 East, W.M., in King County, Washington, lying northerly of Newport-Issaquah Road No. 1025 (also known as S.E. Newport Way)
Except that portion lying within 12th Avenue S.E.,
Said parcel being described as follows:
BEGINNING at the Southwest corner of the above described tract, being the intersection of the easterly margin of 12th Avenue N.W., and the northerly margin of S.E. Newport Way and being the Southwest corner of Lot 3, Issaquah Short Plat 78-07, as amended under Auditor's #7812190858 and Lot Line Adjustment under Auditor's #8007230434.
THENCE North 01° 30' 22" East, adjacent to the East margin of 12th Avenue N.W., a distance of 450.00 feet.
THENCE South 88° 20' 38" East a distance of 636.60 feet.
THENCE South 01° 30' 22" West a distance of 201.72 feet to an intersection with the northerly margin of S.E. Newport Way.
THENCE South 63° 23' 02" West along said northerly margin a distance of 326.35 feet to a point of curvature.
THENCE westerly, along the arc of a 788.60 foot radius curve to the right, through a central angle of 26° 30' 11", an arc distance of 364.78 feet to the Point of Beginning.
Contains 226,041.3 square feet (5.189 acres).

C-6



Title:
12th & Newport Building
GRADING & DRAINAGE
PLAN PHASE II

For:
Cabot, Cabot and Forbes
3350 161st Ave. S.E., Suite 150
Bellevue, Washington 98008

Scale:
Horizontal 1" = 30'
Vertical N/A

Designed RA
Drawn SF/JP
Checked
Approved
Date 12/1/86

Barghausen
Consulting Engineers Inc.
Land Planning, Survey & Engineering Specialists
6625 So. 190th St., Suite 102, Kent, Wash. 98032 (206) 872-5522

Job Number 1604
Sheet 2 of 3

ROAD AND STORM DRAINAGE NOTES

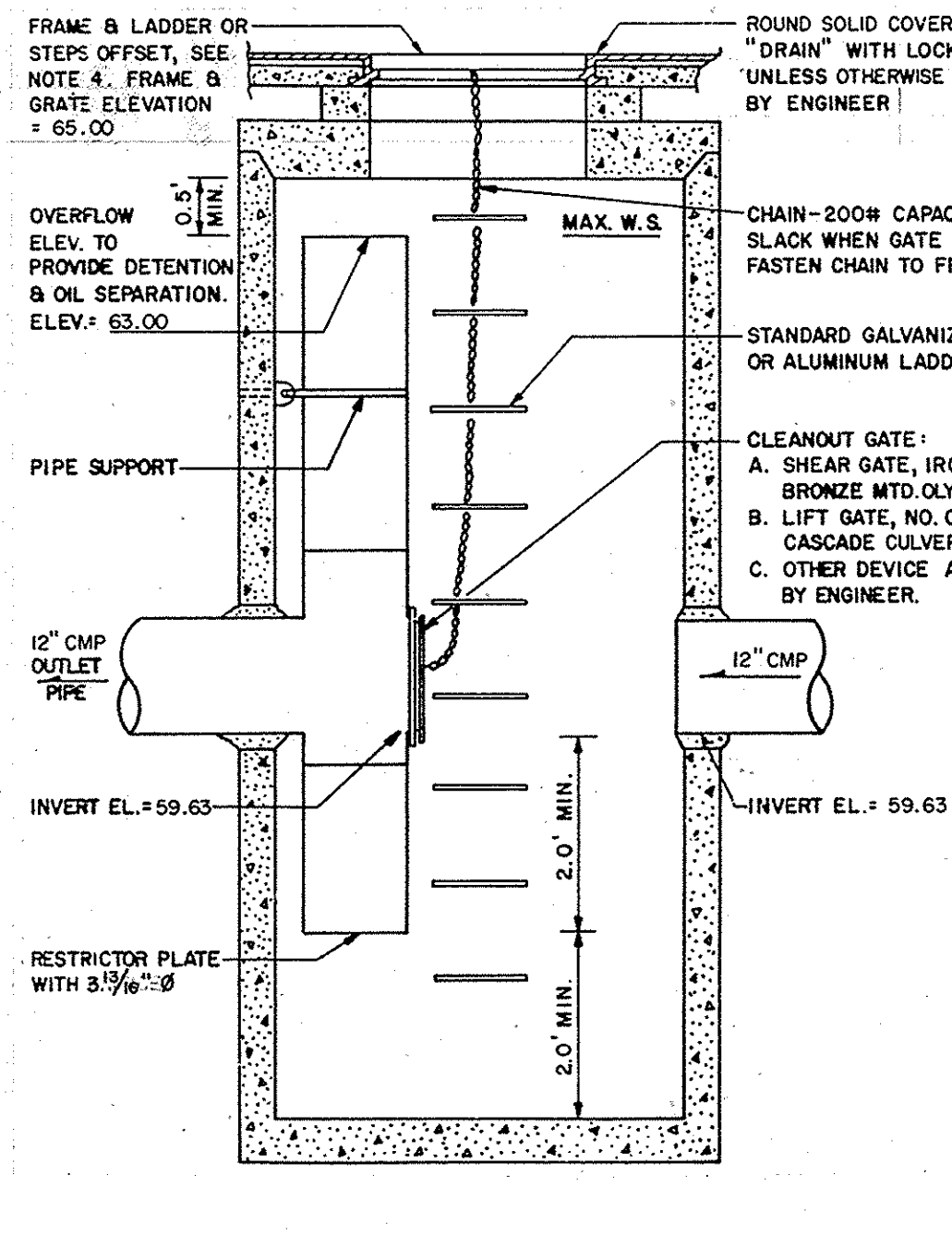
- ALL WORK AND MATERIALS SHALL CONFORM TO CITY OF ISSAQUAH STANDARDS AND/OR AWA STANDARD SPECIFICATIONS AS NOTED.
- NO PART OF THE DRAINAGE SYSTEM SHALL BE COVERED, CONCEALED, OR PUT INTO USE UNTIL IT HAS BEEN TESTED, INSPECTED, AND ACCEPTED BY THE CITY.
- APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN OBTAINED FROM A FIELD SURVEY AND AVAILABLE RECORDS AND ARE SHOWN FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF LOCATIONS AND TO AVOID DAMAGE TO ANY ADDITIONAL UTILITIES NOT SHOWN. IF CONFLICTS WITH EXISTING UTILITIES ARISE DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS INSPECTOR AND ANY CHANGES REQUIRED SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO COMMENCEMENT OF RELATED CONSTRUCTION ON THE PROJECT.
- ALL STORM DRAIN WORK MUST BE STAKED BY SURVEY FOR "LINE AND GRADE" PRIOR TO STARTING CONSTRUCTION.
- DATUM SHALL BE K.C.A.S.
- ALL SEDIMENTATION/EROSION FACILITIES MUST BE IN OPERATION PRIOR TO CLEARING AND BUILDING CONSTRUCTION, AND THEY MUST BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR ONSITE EROSION HAS PASSED.
- ALL DISTURBED AREAS SHALL BE SEEDED OR STABILIZED BY OTHER SURFACE WATER MANAGEMENT METHODS FOR THE PREVENTION OF ONSITE EROSION AFTER THE COMPLETION OF CONSTRUCTION.
- GRASS SEEDING WILL BE DONE USING AN APPROVED TYPE HYDRO-SEEDER, OR AS OTHERWISE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS. THE PERFORMANCE BOND WILL NOT BE RELEASED UNTIL THE GRASS HAS BEEN ESTABLISHED.
- ALL PIPE SHALL BE LAID ON A PROPERLY PREPARED FOUNDATION ACCORDING TO WASHINGTON STATE SPEC. 7-422.5(1). THIS SHALL INCLUDE NECESSARY LEVELING OF THE TRENCH BOTTOM OR THE TOP OF THE FOUNDATION MATERIAL AS WELL AS PLACEMENT AND COMPACTION OF REQUIRED BEDDING MATERIAL TO UNIFORM GRADE SO THAT THE ENTIRE LENGTH OF THE PIPE WILL BE SUPPORTED ON A UNIFORMLY DENSE UNYIELDING BASE. IF THE NATIVE MATERIAL IN THE BOTTOM OF THE TRENCH MEETS THE REQUIREMENTS FOR "GRAVEL BACKFILL FOR PIPE BEDDING" THE FIRST LIFT OF PIPE BEDDING MAY BE OMITTED PROVIDED THE MATERIAL IN THE BOTTOM OF THE TRENCH IS LOOSENEED, REGRADED, AND COMPACTED TO FORM A DENSE UNYIELDING BASE.
- ALL BUILDING DOWNSPOUTS AND FOOTING DRAINS SHALL BE CONNECTED TO THE STORM DRAINAGE SYSTEM, UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.
- STRUCTURES SHALL NOT BE PERMITTED WITHIN 10 FEET OF THE SPRING LINE OF ANY STORM DRAINAGE PIPE(S).
- THE STORM DRAINAGE SYSTEM SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLANS WHICH ARE ON FILE IN THE DEPARTMENT OF PUBLIC WORKS CENTRAL RECORDS. ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL FROM THE PROPER AGENCY.
- A COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- PRIOR TO ANY CONSTRUCTION/DEVELOPMENT ACTIVITY, THE CITY OF ISSAQUAH DEPARTMENT OF PUBLIC WORKS MUST BE CONTACTED FOR A PRE-CONSTRUCTION MEETING.
- ALL "ENGINEERED FILLS" SHALL BE COMPACTED TO 90 PERCENT MAXIMUM DENSITY (ASTM D-1557). ALL IMPORTED FILL MATERIAL SHALL BE BANK RUN GRAVEL, CLASS B. THE EMBANKMENTS SHALL BE CONSTRUCTED IN SUCCESSIVE HORIZONTAL LAYERS NOT EXCEEDING EIGHT INCHES IN LOOSE THICKNESS.
- THE FACES OF CUT AND FILL SLOPES SHALL BE PREPARED AND MAINTAINED TO CONTROL AGAINST EROSION. THIS CONTROL MAY CONSIST OF EFFECTIVE PLANTING. THE PROTECTION FOR THE SLOPES SHALL BE INSTALLED AS SOON AS PRACTICABLE AND PRIOR TO CALLING FOR FINAL APPROVAL. WHERE CUT SLOPES ARE NOT SUBJECT TO EROSION DUE TO THE EROSION-RESISTANT CHARACTER OF THE MATERIALS, SUCH PROTECTION MAY BE OMITTED.
- DETREMENTAL AMOUNTS OF ORGANIC MATERIAL SHALL NOT BE PERMITTED IN FILLS. EXCEPT AS PERMITTED BY THE BUILDING OFFICIAL, NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 12 INCHES SHALL BE BURNED OR PLACED IN FILLS. ALL IMPORTED MATERIAL SHALL BE IMPORTED GRAVEL, CLASS "B" BANK RUN OR BETTER.
- THE CONSTRUCTION SET OF DRAWINGS FOR THIS PROJECT INCLUDES THREE SHEETS. GENERAL NOTES AND DETAILS PROVIDED THROUGHOUT THE DRAWINGS SHALL APPLY TO ALL SHEETS AS APPLICABLE. SPECIFICATIONS OR DETAILS PROVIDED ON ONE SHEET MAY APPLY TO OTHER SHEETS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE TELEPHONE COMPANY, GAS COMPANY, POWER COMPANY, AND CABLE TV COMPANY PRIOR TO CONSTRUCTION THAT THESE OTHER UTILITIES CAN PREPARE THE NECESSARY PLANS FOR THE EXTENSION OF THEIR RESPECTIVE UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THESE ACTIVITIES DURING CONSTRUCTION.
- STORM DRAINAGE PIPE TO BE CMP (16 GAUGE) 2-2/3" X 1/2" CORRUGATIONS. MINIMUM PIPE COVER OF ONE FOOT.
- ALL SPOT ELEVATIONS SHOWN ON PLAN ARE TO TOP OF PAVEMENT.
- ALL TYPE I AND TYPE II CATCH BASINS SHALL BE STANDARD RENTON CONCRETE CATCH BASINS OR EQUIVALENT.

SEWER NOTES

- ALL WORK AND MATERIALS SHALL CONFORM TO THE CITY OF ISSAQUAH STANDARDS AND AWA STANDARD SPECIFICATIONS AS NOTED.
- NO PART OF THE SANITARY SEWER SYSTEM SHALL BE COVERED, CONCEALED, OR PUT INTO USE UNTIL IT HAS BEEN TESTED, INSPECTED, AND APPROVED BY THE CITY INSPECTOR.
- APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN OBTAINED FROM A FIELD SURVEY AND AVAILABLE RECORDS AND ARE SHOWN FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF LOCATIONS AND TO AVOID DAMAGE TO ANY ADDITIONAL UTILITIES NOT SHOWN. IF CONFLICTS WITH EXISTING UTILITIES ARISE DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS INSPECTOR AND ANY CHANGES REQUIRED SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO COMMENCEMENT OF RELATED CONSTRUCTION ON THE PROJECT.
- ALL PVC PIPE AND FITTINGS SHALL MEET EXTRA STRENGTH MINIMUM OF SDR-35 OF THE REQUIREMENTS OF ASTM SPECIFICATIONS D-3034-73 AND MAY BE PVC, DI, OR EQUIVALENT.
- MAXIMUM ALLOWABLE DEFLECTION AT EACH JOINT SHALL NOT EXCEED ONE-HALF OF THE MANUFACTURER'S RECOMMENDED PERMISSIBLE DEFLECTION.
- MINIMUM SLOPE FOR SIDE SEWERS SHALL BE TWO PERCENT (2%).
- NEW CONNECTIONS TO EXISTING MANHOLES OR SEWER LINES SHALL BE SEALED OFF UNTIL UPSTREAM CONSTRUCTION IS FINISHED, TESTED, CLEANED, AND ACCEPTED. ALL CONSTRUCTION DEBRIS AND WATER SHALL BE REMOVED PRIOR TO OPENING THE SEAL.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF TEN FEET (10') SEPARATION BETWEEN ALL WATER AND SEWER LINES. ANY CONFLICTS SHALL BE REPORTED TO THE CITY AND THE ENGINEER PRIOR TO CONSTRUCTION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT NO CONFLICTS EXIST BETWEEN SANITARY SEWER LINES AND PROPOSED OR EXISTING STORM LINES PRIOR TO CONSTRUCTION.
- MINIMUM COVER OVER SEWER PIPE SHALL BE FIVE FEET.

WATER NOTES

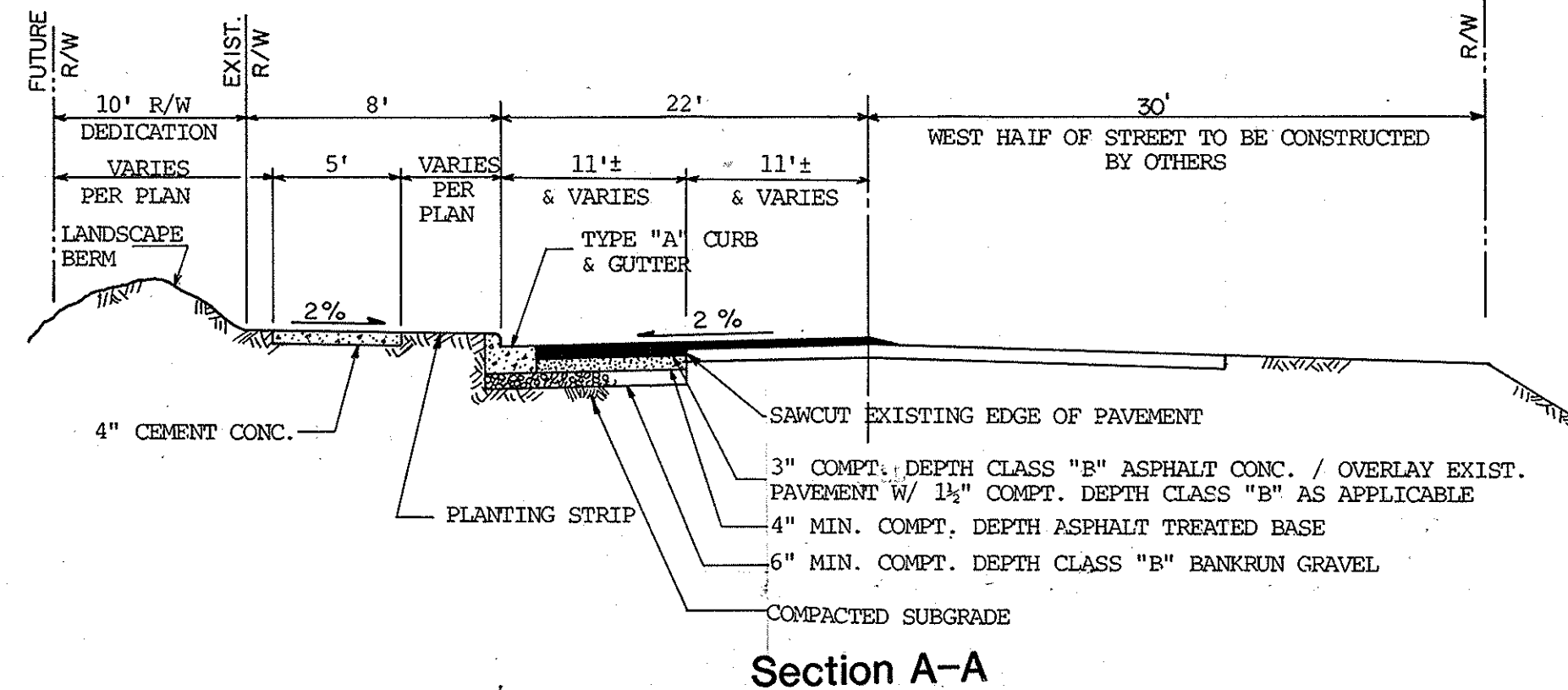
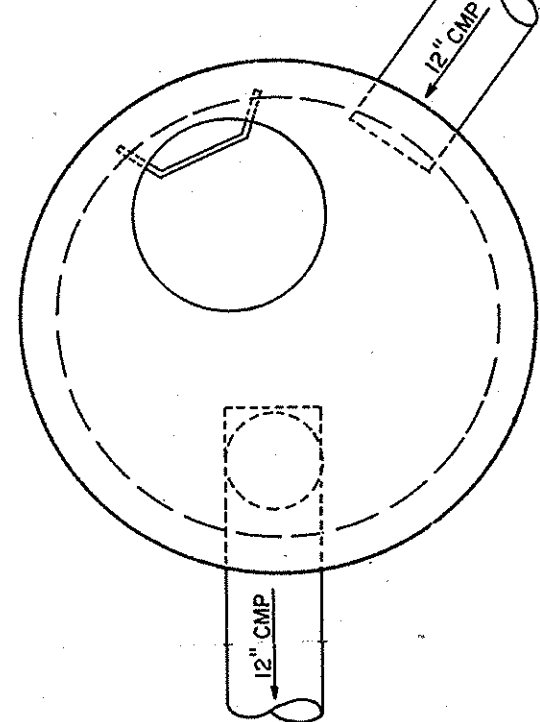
- ALL WORK AND MATERIALS SHALL CONFORM TO THE CITY OF ISSAQUAH STANDARDS AND AWA STANDARD SPECIFICATIONS AS NOTED.
- NO PART OF THE WATER SYSTEM SHALL BE COVERED, CONCEALED, OR PUT INTO USE UNTIL IT HAS BEEN TESTED, INSPECTED, AND APPROVED BY THE CITY INSPECTOR.
- APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN OBTAINED FROM A FIELD SURVEY AND AVAILABLE RECORDS AND ARE SHOWN FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF LOCATIONS AND TO AVOID DAMAGE TO ANY ADDITIONAL UTILITIES NOT SHOWN. IF CONFLICTS WITH EXISTING UTILITIES ARISE DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS INSPECTOR AND ANY CHANGES REQUIRED SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO COMMENCEMENT OF RELATED CONSTRUCTION ON THE PROJECT.
- CONTRACTOR SHALL NOTIFY ENGINEER A MINIMUM OF 48 HOURS IN ADVANCE OF ALL REQUESTS FOR STAKING, TESTING, OR INSPECTION.
- CONTRACTOR SHALL INSTALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.
- NO CHANGES ARE TO BE MADE WITHOUT WRITTEN APPROVAL BY THE CITY.
- COORDINATE METER LOCATIONS WITH CITY WATER DEPARTMENT.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING PIPE TYPES AND SIZES FOR COUPLINGS, CONNECTIONS, CUT-INS, AND LIVE TAPS.
- UNSTABLE FOUNDATION MATERIAL SHALL BE REMOVED AND REPLACED WITH MINIMUM OF 3-1/2" MINUS ANGULAR FOUNDATION ROCK.



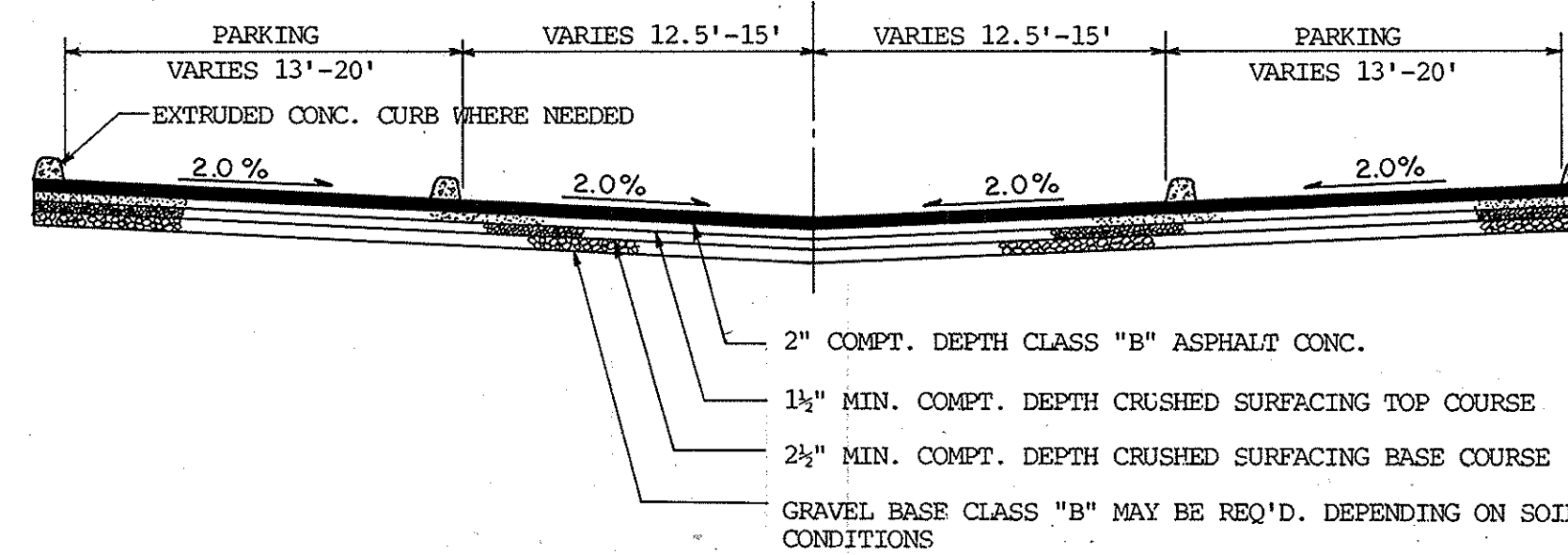
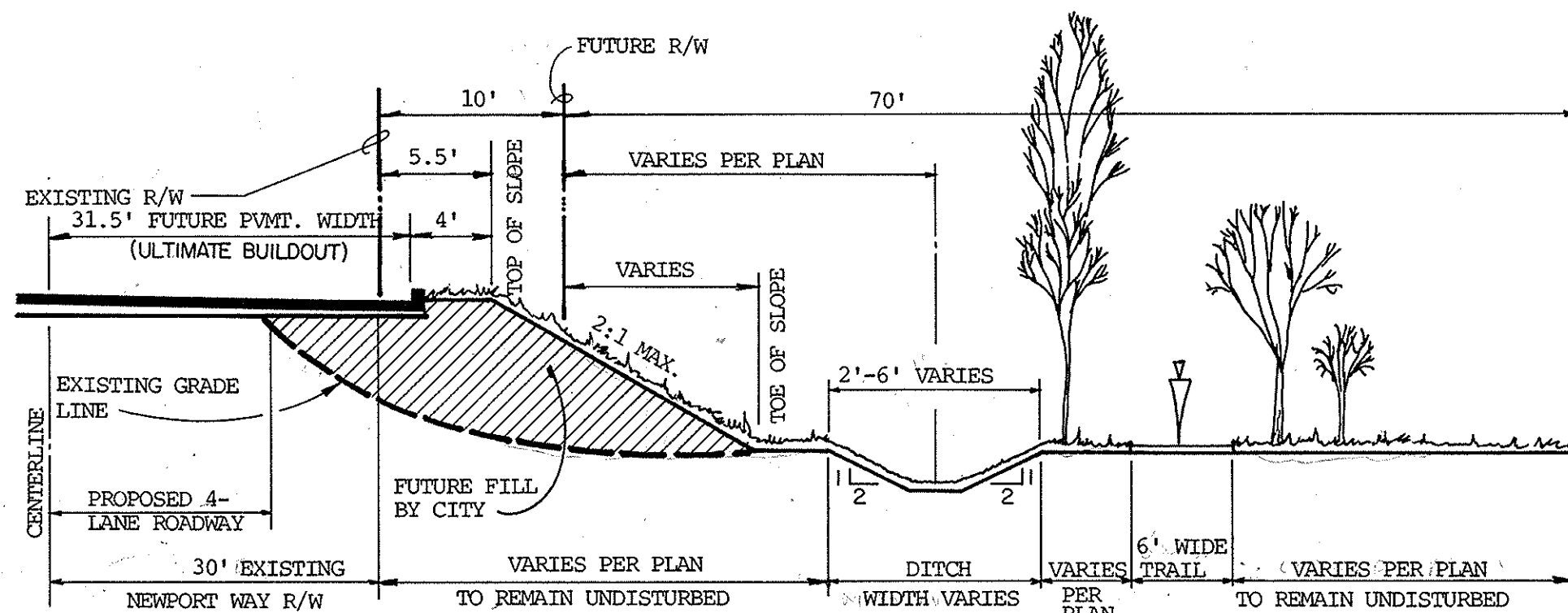
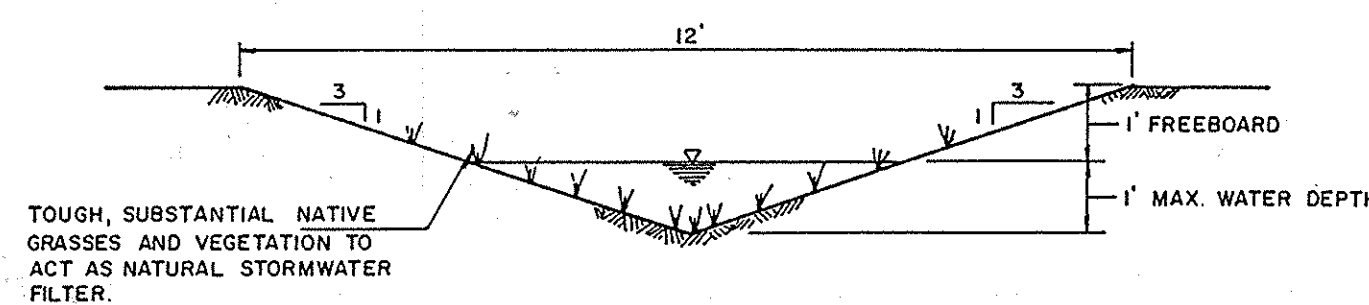
C.B. #7 Flow Restrictor/Oil Pollution Control Device

NOTES:

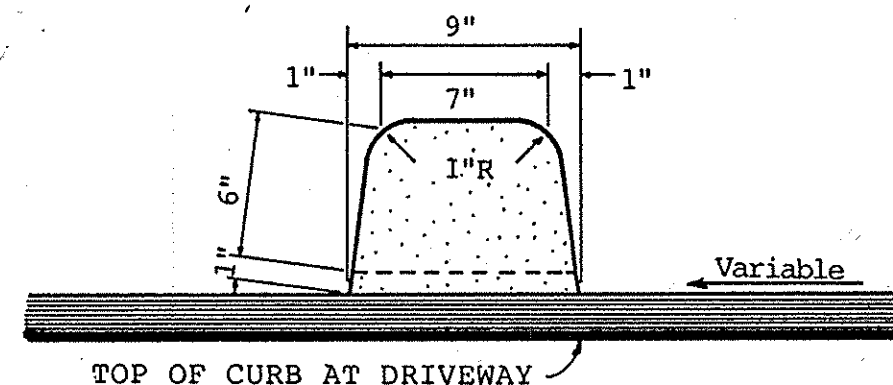
- PIPE SIZES & SLOPES, PER PLANS
- OUTLET CAPACITY NOT LESS THAN COMBINED INLETS
- METAL PARTS:
 - CORROSION RESISTANT OR GALVANIZED OR ALUMINUM TYPE 2
 - IF GALVANIZED STEEL PIPE, HAVE ASPHALT TREATMENT
- FRAME & LADDER OR STEPS OFFSET SO:
 - CLEANOUT GATE IS VISIBLE FROM TOP
 - CLIMBDOWN SPACE IS CLEAR OF RISER & CLEANOUT GATE
 - FRAME IS CLEAR OF CURB
- STRUCTURE SHALL BE A TYPE II CATCH BASIN MINIMUM.



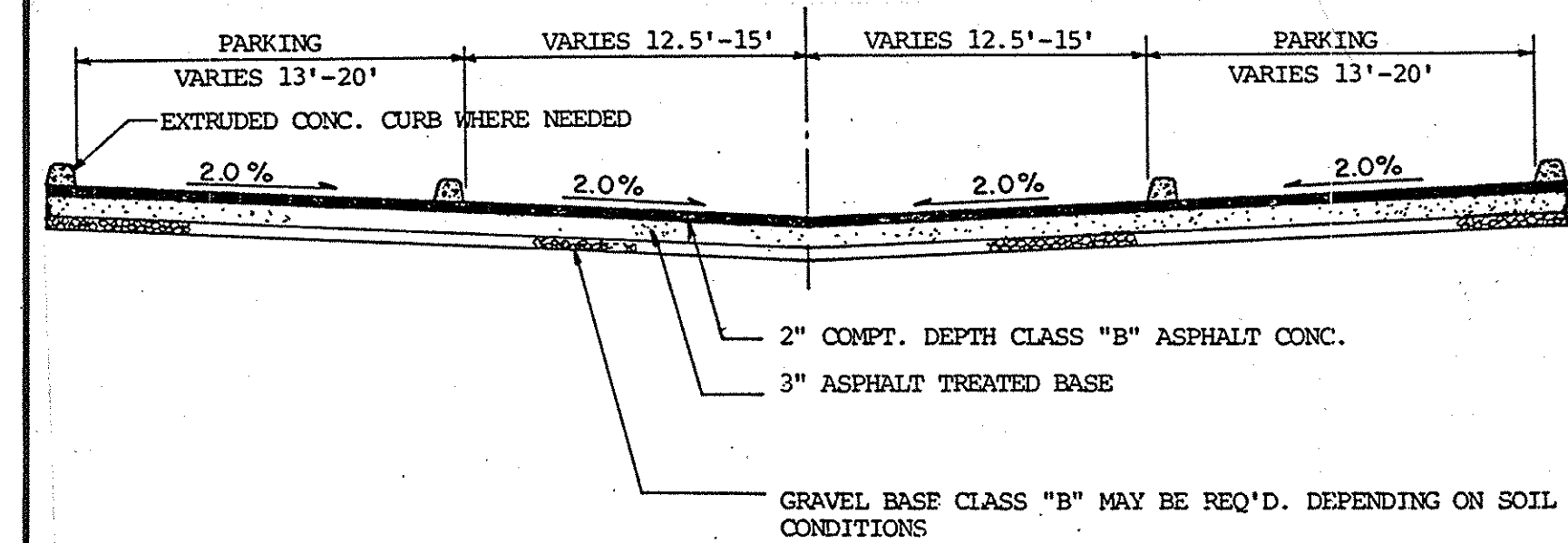
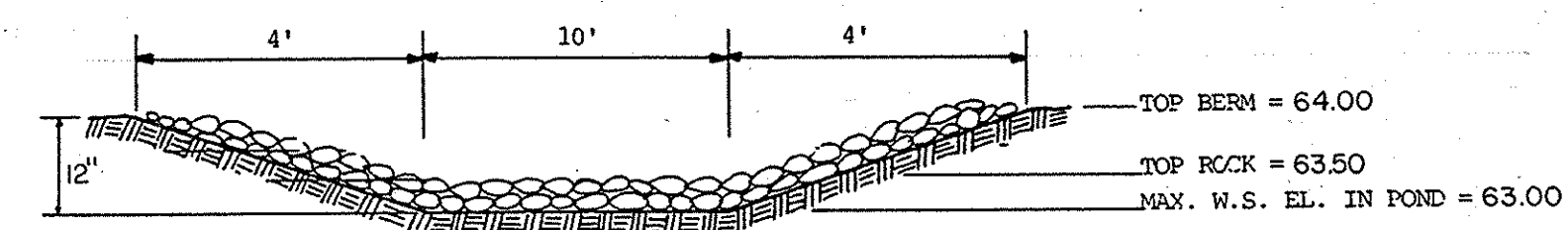
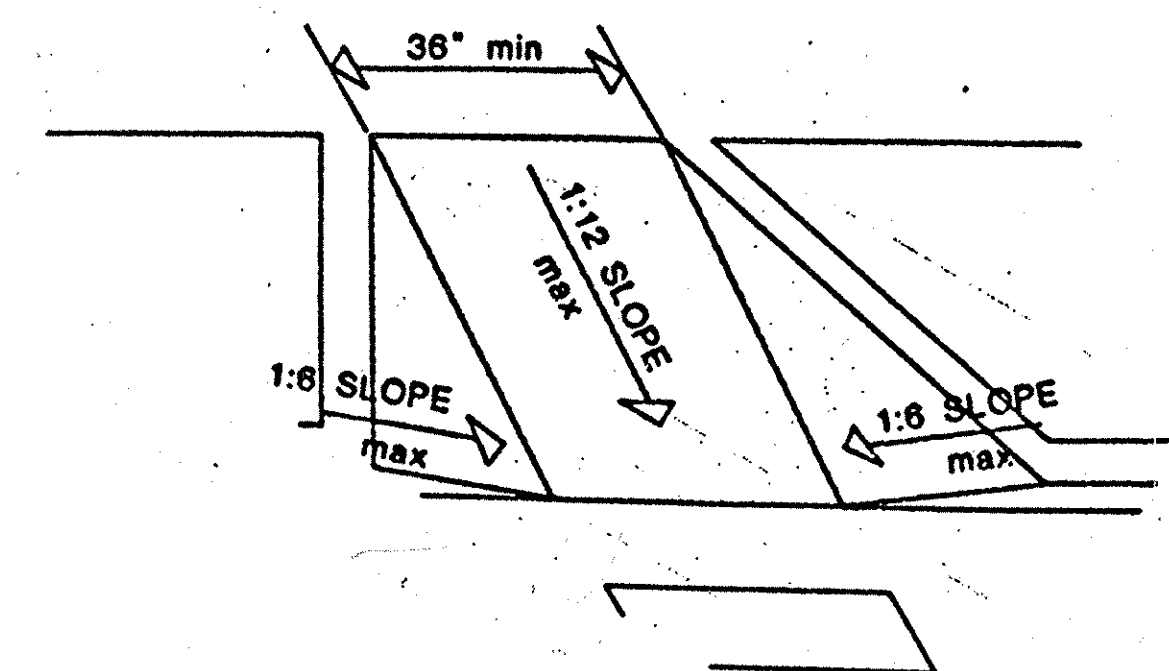
12th Avenue N.W. Half Street Improvements

Section B-B
Typical Roadway SectionSection C-C
Phase II Drainage Ditch/Trail

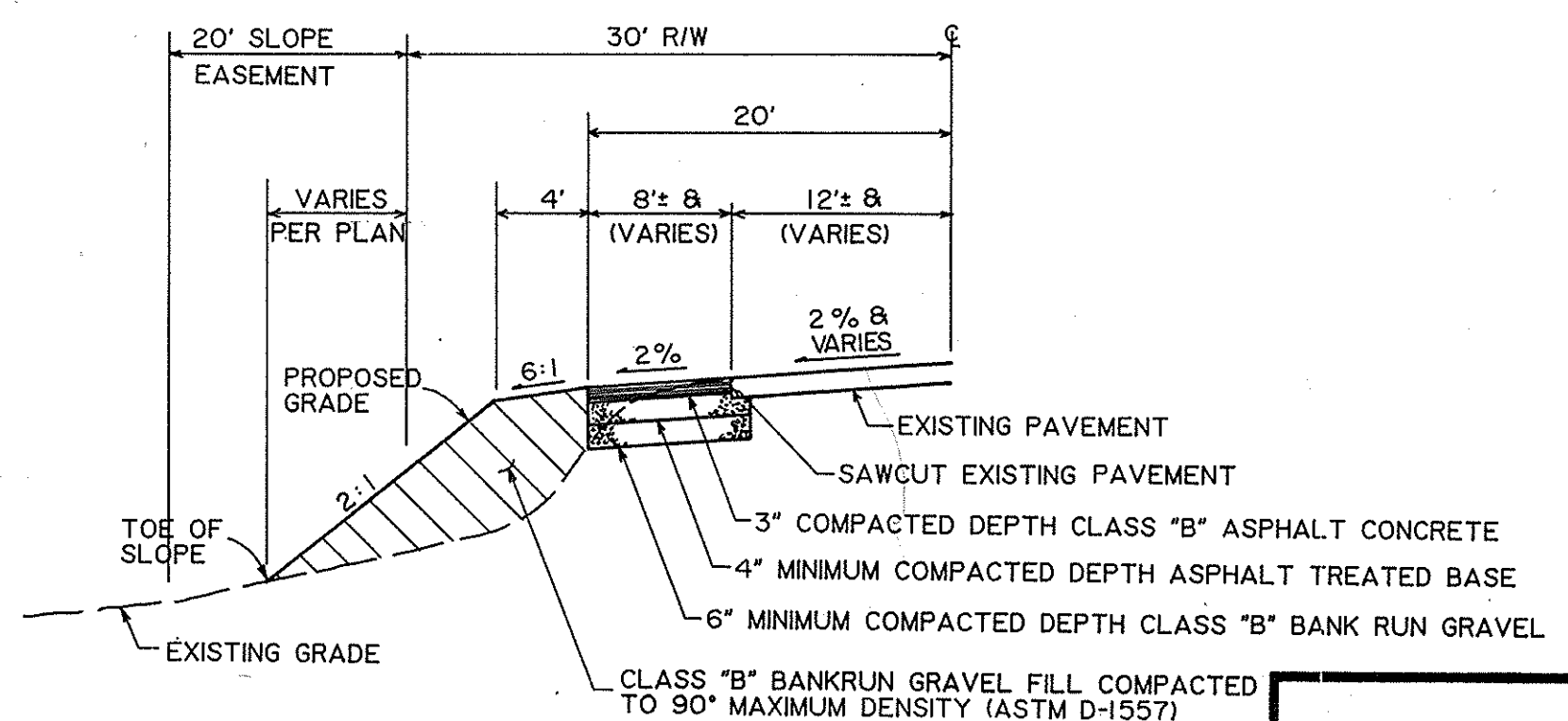
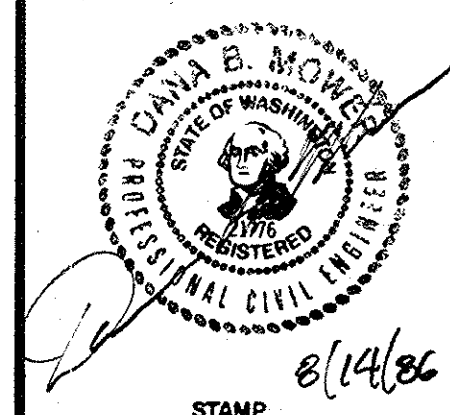
Grass-Lined Swale Detail



Extruded Curb Detail

Section B-B
Alternate Typical Roadway SectionTYPICAL POND OVERFLOW SPILLWAY
N.T.S.

Detail Wheelchair Ramp

Section D-D
S.E. Newport Way Half Street Temporary
Widening Improvement

Title: 12th & Newport Building Details and Notes	
For: Cabot, Cabot and Forbes 3350 161st Ave. SE., Suite 150 Bellevue, Washington 98008	Scale: Horizontal: N / A Vertical: N / A
Job Number: 1604	Sheet: 3 of 3
Barghausen Consulting Engineers Inc. Land Planning, Survey & Engineering Specialists 6625 So. 190th St. Suite 102-Kent, Wash. 98032 (206) 872-5522	